Davidson County DEEDWARR Recvd: 08/31/15 10:04 2 pgs Fees:13.00 Taxes:555.00 **20150831-0087863**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

P-KW-15-205

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine J. Morrow	**Everett Financial Inc., dba Supreme Lending**	
(NAME) **205 Shadow Glen Drive**	(NAME) **P.O. Box 692430**	**161-16A-062.00CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) **San Antonio, TX 78269**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JONATHAN CALDWELL AND BETHANY SCHOFIELD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATHERINE J. MORROW, UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 62 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Register's Office for said County.

Being the same property conveyed to Jonathan Caldwell and Bethany Schofield, Tenants in Common with Right of Survivorship by Special Warranty deed from Federal Home Loan Mortgage Corporation of record in Instrument No. 20100429-0032598 Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on April 29, 2010.

This conveyance is subject to:
- All matters shown on Plan of record in Book 7900, Page 38;
- Covenants, Conditions and Restrictions of Townhomes of Shadow Glen of record in Instrument No. 20040315-0029248, as supplemented in Instrument No. 20040713-0083179, as corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument Nos. 20040317-0030572, 20040720-086707, and further supplemented in Instrument Nos. 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112;
- HOA Charter of record in Instrument No.20040316-0029917;
- Conveyance of common areas and open space of record in Instrument No. 20051114-0137526;
- Storm Water Detention Agreement record in Instrument No. 20030903-0127692;
- Agreement regarding grant of utility easement of record in Instrument No. 20040917-0112429;
- Restrictions of record in Book 8064, Page 815;
- Easement for Ingress-Egress per Agreement of Construction and Maintenance of Joint Access Roadway, of record in Book 8064, Page 831, as amended in Instrument No. 20000114-0004981;
- Easement for Drainage of record in Book 7382, Page 755;
- Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 Shadow Glen Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2015.

Jonathan Caldwell

Bethany Schofield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN CALDWELL AND BETHANY SCHOFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
MARY FRANCES RUDY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith